

# Ulster County Planning Board Agenda

9/3/2025



## Gardiner

Name: **Pitch Pine Cabins**  
Referral Number: **2025119** SBL: **93.1-3-17.200** Acreage: **5.00** Disturbed **0.95**  
Referral Type: **Site Plan Review** Zone: **HM** Within 500: **YES**  
Project Location: **Bruynswick Road**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **Lodging facility - 4 cabins for overnight guests with common area building. No food service.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Lloyd

Name: **Community Land Subdivision**  
Referral Number: **2025105** SBL: **94.2-1-4.152** Acreage: **48.83** Disturbed **1.20**  
Referral Type: **Subdivision** Zone: **A** Within 500: **YES**  
Project Location: **Hurds Rd and South Ohioville Rd**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **Yes**  
Description: **Subdivision and lot adjustments to create three single-family home building lots.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Lloyd

Name: **Local Law D of 2025**  
Referral Number: **2025109** SBL: \_\_\_\_\_ Acreage: **0.00** Disturbed \_\_\_\_\_  
Referral Type: **Zoning Statute Amendment** Zone: \_\_\_\_\_ Within 500: **NA**  
Project Location: **Townwide**  
Water: NA Sewer: NA Ag. Dist: **No**  
Description: **Crematory and cremation defined.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Marlborough

Name: **Maple Branch Manor**  
Referral Number: **2025110** SBL: **103.3-3-22** Acreage: **3.10** Disturbed \_\_\_\_\_  
Referral Type: **Special Permit** Zone: **R-Ag-1** Within 500: **YES**  
Project Location: **28 Woodcrest Lane, Milton**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **Use existing structure as a short-term rental. No events.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Marlborough

Name: **Maple Branch Manor**  
Referral Number: **2025111** SBL: **103.3-3-22** Acreage: **3.10** Disturbed  
Referral Type: **Site Plan Review** Zone: **R-Ag-1** Within 500: **YES**  
Project Location: **28 Woodcrest Lane, Milton**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Use existing structure as a short-term rental. No events.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## New Paltz Town

Name: **Sunoco Sign Variance**  
Referral Number: **2025116** SBL: **86.12-3-32** Acreage: **0.71** Disturbed  
Referral Type: **Area Variance** Zone: **B-2** Within 500: **YES**  
Project Location: **270 Main Street, New Paltz**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Changing store signage (8 signs) for rebranding of Sunoco station.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## New Paltz Village

Name: **85 N. Chestnut St.**  
Referral Number: **2025120** SBL: **86.26-1-13** Acreage: **0.60** Disturbed 0.30  
Referral Type: **Special Permit** Zone: **NBR** Within 500: **YES**  
Project Location: **85 N. Chestnut St.**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Mixed-use building with 15 apartments. Previously approved, expired.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## New Paltz Village

Name: **85 N. Chestnut St.**  
Referral Number: **2025121** SBL: **86.26-1-13** Acreage: **0.60** Disturbed 0.30  
Referral Type: **Site Plan Review** Zone: **NBR** Within 500: **YES**  
Project Location: **85 N. Chestnut St.**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Mixed-use building with 15 apartments. Previously approved, expired.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
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## ~ Ulster County Planning Board Agenda ~

### Olive

Name: **KSE Suppliers**  
Referral Number: **2025107** SBL: **37.3-3-13** Acreage: **149.00** Disturbed **0.00**  
Referral Type: **Special Permit** Zone: **VB/ER** Within **500**: **YES**  
Project Location: **167 Dubois Rd Shokan**  
**Water**: Private Well **Sewer**: Individual Septic **Ag. Dist**: No  
Description: **Warehouse and distribution center in existing strucutre with no modifications proposed.**

**Notes** \_\_\_\_\_  
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#### Decision Record

**Decision:** \_\_\_\_\_

**Motion:** \_\_\_\_\_

**Second:** \_\_\_\_\_

**Abstentions:** \_\_\_\_\_

**Recusals:** \_\_\_\_\_

### Olive

Name: **KSE Suppliers**  
Referral Number: **2025108** SBL: **37.3-3-13** Acreage: **149.00** Disturbed  
Referral Type: **Site Plan Review** Zone: **VB/ER** Within **500**: **YES**  
Project Location: **167 Dubois Rd Shokan**  
**Water**: Private Well **Sewer**: Individual Septic **Ag. Dist**: No  
Description: **Warehouse and distribution center in existing strucutre with no modifications proposed.**

**Notes** \_\_\_\_\_  
\_\_\_\_\_

#### Decision Record

**Decision:** \_\_\_\_\_

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**Abstentions:** \_\_\_\_\_

**Recusals:** \_\_\_\_\_

### Plattekill

Name: **Town of Plattekill Library**  
Referral Number: **2025114** SBL: **101.1-6-16** Acreage: **0.00** Disturbed  
Referral Type: **Special Permit** Zone: **BD-40** Within **500**: **YES**  
Project Location: **2047 NYS Route 32, Modena**  
**Water**: **Sewer**: Individual Septic **Ag. Dist**: No  
Description: **6,000 SF building with 700 SF of public space in basement. Existing 1,600 SF per floor Library will remain.New well & septic**

**Notes** \_\_\_\_\_  
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#### Decision Record

**Decision:** \_\_\_\_\_

**Motion:** \_\_\_\_\_

**Second:** \_\_\_\_\_

**Abstentions:** \_\_\_\_\_

**Recusals:** \_\_\_\_\_

### Plattekill

Name: **Town of Plattekill Library**  
Referral Number: **2025115** SBL: **101.1-6-16** Acreage: **0.00** Disturbed  
Referral Type: **Site Plan Review** Zone: **BD-40** Within **500**: **YES**  
Project Location: **2047 NYS Route 32, Modena**  
**Water**: **Sewer**: Individual Septic **Ag. Dist**: No  
Description: **6,000 SF building with 700 SF of public space in basement. Existing 1,600 SF per floor Library will remain.New well & septic**

**Notes** \_\_\_\_\_  
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#### Decision Record

**Decision:** \_\_\_\_\_

**Motion:** \_\_\_\_\_

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**Recusals:** \_\_\_\_\_

~ Ulster County Planning Board Agenda ~

Plattekill

Name: **Prohibition of Battery Energy Storage Systems**  
Referral Number: **2025117** SBL: Acreage: **0.00** Disturbed  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **Town-Wide**  
**Water:**NA **Sewer:** NA **Ag. Dist:** No  
Description: **Amend to zoning statute to prohibit BES.**

Notes \_\_\_\_\_  
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<b>Decision Record</b>
Decision: _____
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Recusals: _____

Plattekill

Name: **Short Term Rentals Law**  
Referral Number: **2025118** SBL: Acreage: **0.00** Disturbed  
Referral Type: **Other Special Authorization** Zone: **Within 500: NA**  
Project Location: **Town-Wide**  
**Water:**NA **Sewer:** NA **Ag. Dist:** No  
Description: **New chapter to regulate short-term rentals.**

Notes \_\_\_\_\_  
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<b>Decision Record</b>
Decision: _____
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Recusals: _____

Plattekill

Name: **Big Green Barn**  
Referral Number: **2025122** SBL: **94.4-5-17** Acreage: **14.80** Disturbed 0.00  
Referral Type: **Site Plan Review** Zone: **RR-1.5** **Within 500: YES**  
Project Location: **549 S. Ohioville Rd**  
**Water:**Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Convert 1800s goat barn to ADU (mother/daughter).**

Notes \_\_\_\_\_  
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<b>Decision Record</b>
Decision: _____
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Recusals: _____

Plattekill

Name: **Braun Subdivision**  
Referral Number: **2025123** SBL: **101.2-2-12.91** Acreage: **128.00** Disturbed 0.00  
Referral Type: **Subdivision** Zone: **RR-1.5** **Within 500: YES**  
Project Location: **Camp Sunset Rd**  
**Water:**Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Subdivide 128-acre parcel with existing house into five total lots.**

Notes \_\_\_\_\_  
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<b>Decision Record</b>
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### Plattekill

Name: **Ulster RK LLC**  
Referral Number: **2025124** SBL: **107.2-9-28.13** Acreage: **0.00** Disturbed  
Referral Type: **Site Plan Review** Zone: **RS-1** Within 500: **YES**  
Project Location: **Quaker St**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Update to SWPP associated with minor re-grading of the proposed roadway at Lindsey Court.**

Notes \_\_\_\_\_  
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Recusals: \_\_\_\_\_

### Rochester

Name: **Congregation MCRT (Pine Grove)**  
Referral Number: **2025112** SBL: **76.1-1-24.112** Acreage: **117.60** Disturbed  
Referral Type: **Special Permit** Zone: **A3 & R5** Within 500: **YES**  
Project Location: **30 Cherrytown Road, Kerhonkson**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Proposed addition of 50,000 SF facility that will serve as kitchen and dining hall for existing resort use.**

Notes \_\_\_\_\_  
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#### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

### Rochester

Name: **Congregation MCRT (Pine Grove)**  
Referral Number: **2025113** SBL: **76.1-1-24.112** Acreage: **117.60** Disturbed  
Referral Type: **Site Plan Review** Zone: **A3 & R5** Within 500: **YES**  
Project Location: **30 Cherrytown Road, Kerhonkson**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Proposed addition of 50,000 SF facility that will serve as kitchen and dining hall for existing resort use.**

Notes \_\_\_\_\_  
\_\_\_\_\_

#### Decision Record

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Recusals: \_\_\_\_\_

### Wawarsing

Name: **Greenfield Road Substation**  
Referral Number: **2025106** SBL: **82.16-2-33** Acreage: **1.20** Disturbed **0.90**  
Referral Type: **Site Plan Review** Zone: **RU** Within 500: **YES**  
Project Location: **53 N. Old Greenfield Road**  
**Water:** NA **Sewer:** NA **Ag. Dist:** No  
Description: **Replace existing substation with new, larger substation.**

Notes \_\_\_\_\_  
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#### Decision Record

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Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_